

PLANNING COMMITTEE: 13th February 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1145

LOCATION: Belgrave House , Greyfriars

DESCRIPTION: External alterations to include replacement double glazing and associated column panelling, erection of lift core and new access from lower level and associated works

WARD: Castle Ward

APPLICANT: Northampton Shopping Centre Limited Partnership
AGENT: Deloitte Real Estate

REFERRED BY: Head of Planning
REASON: NBC owns part of the land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would have a positive impact upon the character and appearance of the surrounding area and neighbour amenity. The proposal is therefore compliant with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policies 1 and 17 of the Northampton Central Area Action Plan.

2. THE PROPOSAL

2.1 The applicant has applied for planning permission to install a new lift shaft replacement windows and additional cladding. These development would also result in an increase in the level of external lighting.

3. SITE DESCRIPTION

3.1 The application site consists of a significantly sized building located within the town centre. The site is adjacent to the Greyfriars site and north of the Market Square. There is a pedestrian route between the two locations, which runs to the west of the application site. Buildings within the vicinity are typically of larger scales, including the Grosvenor Shopping Centre, the Mayorhold and Grosvenor Multi Storey car parks and the Northampton House flats.

4. PLANNING HISTORY

4.1 None relevant

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Central Area Action Plan (2013)

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 – objectives for the planning system

Paragraph 56 – requiring good design

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

S10 – Sustainable Development Principles

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

1 - Promoting Design Excellence

17 – Grosvenor Centre Redevelopment

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Environment Agency** – No objections.

6.2 **Public Protection (NBC)** – No observations.

6.3 **Highway Authority (NCC)** – No objections.

6.4 **Lead Local Flood Authority (NCC)** – No objections.

6.5 **Northamptonshire Police Crime Prevention Design Advisor** – Supportive of the introduction of additional lighting, but recommends conditions to secure details of the light levels and also the provision of external CCTV.

7. APPRAISAL

7.1 The external façades of the building are of somewhat dated appearance and, as such, do not make a positive contribution to the visual amenity of the surrounding area. The introduction of cladding, whilst not changing the form of the building, would enhance its appearance, whilst also emphasising key elements of the building. As a consequence, it is considered that this element of the proposal would improve the appearance of the building. A condition is recommended to ensure that the Council approves the final materials and the colour palette.

7.2 The replacement of predominantly single glazed windows with double glazing would have a neutral impact upon the character and appearance of the building, whilst also improving the general sustainability of this large building. In addition, given that existing window apertures are to be utilised, there would be no significant adverse impact upon the privacy of the adjoining properties.

7.3 The erection of a new lift shaft would also aid access into and out of the building, which is applicable to situations either if the building remains in its currently permitted use, or the proposed student accommodation (the subject of a separate application). Access to the building would run from the area to the west of the application site, via a walkway which forms a route between Greyfriars and the Market Square. It is considered that such an entrance would add activity within this area, which would aid levels of natural surveillance, and would be of benefit to the general character of this walkway.

7.4 In addition, the applicant is proposing additional lighting, which would operate in conjunction with the existing provision. It is considered that this would be of benefit in creating a safer form of development for the users of the building, in addition to enhancing the general environment of the surrounding area. A condition is recommended to cover the installation and retention of these matters. It is noted that Northamptonshire Police's Crime Prevention Design Advisor has requested that additional CCTV also be provided. Such a request is considered to be necessary and reasonable given that the development would result in increased usage of the walkway. Furthermore, it would also ensure conformity with the recommended conditions for the proposed student accommodation.

7.5 Whilst the lift shaft would result in a bigger building than is currently the case, the design of the shaft would be reasonably harmonious with the existing building and the choice of materials can also be controlled. Although the proposal would result in more additional bulk within the building, it would be commensurate with the scale of the structure. Furthermore, the additional structure would be viewed alongside a varied streetscene, but one where buildings tend to be of larger scales. As such, this element of the proposal would not lead to a significant adverse impact on visual amenity.

8. CONCLUSION

8.1 It is considered that the proposed development would enhance the visual appearance of the building and would have a neutral impact on neighbour amenity and, as a consequence, the proposal is considered to be in conformity with the requirements of local and national planning policies.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 102, 111, 120, 130, 131, 132, 140 and 141.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Full details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy 1 of the Northampton Central Area Action Plan.

4. Notwithstanding the details submitted, full details of new CCTV, including operational and management details and a timetable for implementation, shall be submitted to, and agreed in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In the interests of creating a safe and secure form of development, in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

5. Notwithstanding the details submitted, full details of new external lighting, including a timetable for implementation shall be submitted to, and agreed in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In the interests of creating a safe and secure form of development, in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

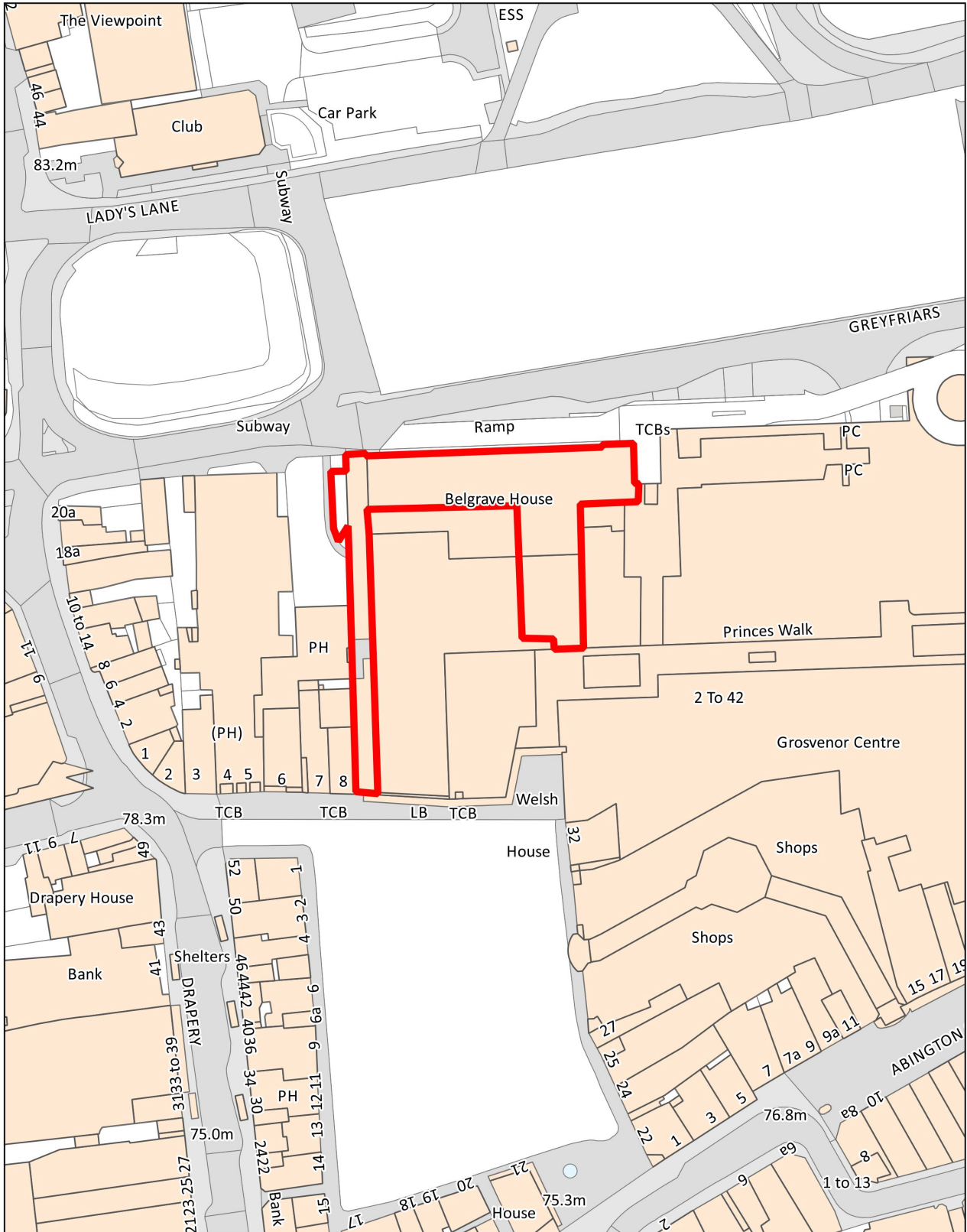
10.1 N/2017/1145.

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Belgrave House, Greyfriars**

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Date: 02-02-2018

Scale: 1:1,250

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